

113.0

0001

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

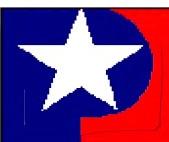
656,500 / 656,500

USE VALUE:

656,500 / 656,500

ASSESSED:

656,500 / 656,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
41		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CURRAN MARTHA A	
Owner 2:	
Owner 3:	

Street 1: 41 HUNTINGTON ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LOSEN DANIEL J/ETAL -

Owner 2: NOVOGRODSKY SARAH T -

Street 1: 41 HUNTINGTON ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 1136 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6441		Sq. Ft.	Site		0	70.	0.95	6									429,260						429,300	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	6441.000	224,800	2,400	429,300	656,500					Entered Lot Size				71709	
Total Card	0.148	224,800	2,400	429,300	656,500					Total Land:				GIS Ref	
Total Parcel	0.148	224,800	2,400	429,300	656,500					Land Unit Type:				GIS Ref	
Source:	Market Adj Cost	Total Value per SQ unit /Card: 577.80				/Parcel: 577.80								Insp Date	

PREVIOUS ASSESSMENT										Parcel ID		113.0-0001-0021.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT		ASR Map:		
2022	101	FV	224,800	2400	6,441.	429,300	656,500		Year end	12/23/2021	Date		Fact Dist:		
2021	101	FV	218,400	2400	6,441.	429,300	650,100		Year End Roll	12/10/2020	Time		Reval Dist:		
2020	101	FV	218,400	2400	6,441.	429,300	650,100		650,100 Year End Roll	12/18/2019	Prior Id # 1:		Year:		
2019	101	FV	198,600	2400	6,441.	423,100	624,100		624,100 Year End Roll	1/3/2019	Prior Id # 2:		LandReason:		
2018	101	FV	198,600	2400	6,441.	325,000	526,000		526,000 Year End Roll	12/20/2017	Prior Id # 3:		BldReason:		
2017	101	FV	198,600	2400	6,441.	306,600	507,600		507,600 Year End Roll	1/3/2017	CivilDistrict:		Ratio:		
2016	101	FV	198,600	2400	6,441.	282,100	483,100		483,100 Year End	1/4/2016	apro				
2015	101	FV	187,600	2400	6,441.	263,700	453,700		453,700 Year End Roll	12/11/2014					

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
LOSEN DANIEL J/	1278-104		12/12/2003			394,000	No	No									
SCHIFF ANDREW/E	1129-22		7/1/1994			188,000	No	No	Y								

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/12/2016	1103	New Wind	2,138	C					9/7/2018	MEAS&NOTICE	CC	Chris C					
8/19/2004	761	Re-Roof	5,995	C				re-shingle	12/13/2008	Meas/Inspect	197	PATRIOT					
									5/12/2004	MLS	HC	Helen Chinal					
									2/4/2000	Measured	263	PATRIOT					
									2/1/1990		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

